

south
mountain
COMPANY

TO: Martha's Vineyard Commission
FROM: John Abrams, South Mountain Company and Philippe Jordi, Island
Housing Trust
DATE: 11/15/21
RE: Red Arrow Road Community Housing

Members,

The MVC approved expansion of South Mountain Company (SMCo) facilities in September 2019 (decision attached). There was one condition: a \$150,000 affordable housing contribution. The following is an explanation of how we propose to satisfy that condition.

South Mountain Company (SMCo) has reached agreement with Island Cohousing to purchase a 3 acre parcel from them at the Northeast corner of their property (assessor's parcel 10-200). The new property will be adjacent to and accessed by Red Arrow Road. The purchase price is \$150,000.

The purpose of the purchase is to create a small attainable housing cluster. The project is a collaboration between Island Housing Trust (IHT) and SMCo.

The project is proposed to include four units of high quality net zero housing with permanent restrictions as follows:

- One unit with one bedroom (560 SF) to be restricted to 80% AMI and sold by lottery to qualified applicants by IHT/town of WT.
- Two units with two bedrooms (742 SF each) to be restricted to 150% AMI and purchased by SMCo to retain as workforce rental housing or sell as workforce homeownership housing
- One unit with three bedrooms (1345 SF) to be sold to Julius and Mila Lowe, current residents of West Tisbury, and restricted for use as year round housing. They are our partners in the purchase.
- A shared storage shed.

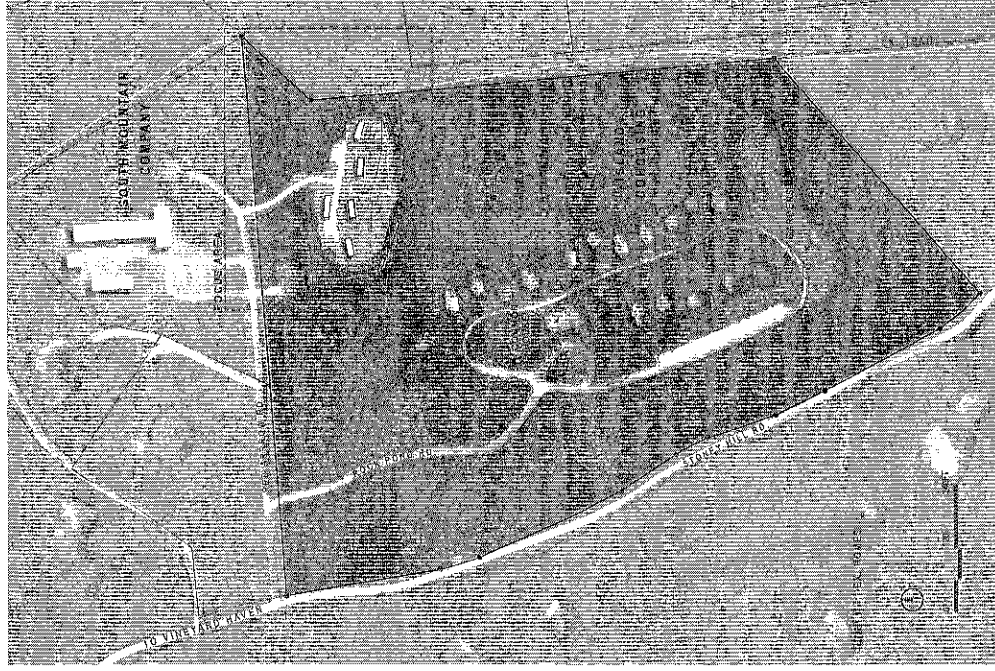
There will be a Nitroe de-nitrifying wastewater disposal system to serve a maximum of nine bedrooms on the property.

The project will require \$375,000 in subsidies from the following sources:

- \$125,000 contribution from IHT'
- \$250,000 contribution from South Mountain Company

A preliminary site plan is attached. Permitting and final design will begin as soon as you approve this proposal. Construction will be complete on or before June 30, 2023.

PROPOSED CONTEXT MAP

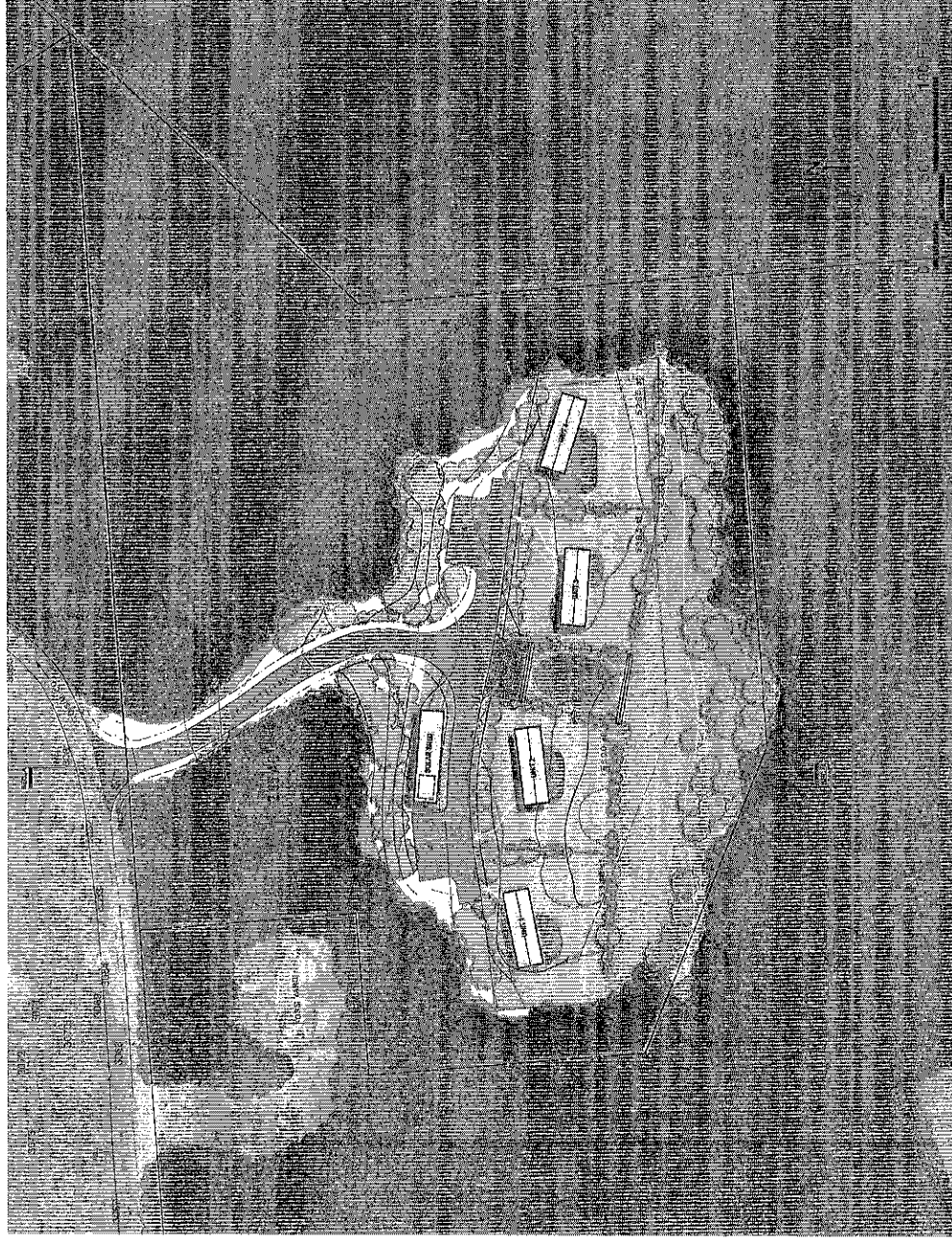


NOTES

- The proposed 2.85 acre site is carved out of the northeastern portion of the existing Island Cohousing (iCoHo) community site, which is a mix of forest lands, ponds, homes, and gardens.
- The lot shape avoids an existing concrete farm-yard, which is leased from iCoHo.
- A generous clearing allows for plentiful solar access to each of the four proposed units and gardens, while also respecting forest-clearing regulations.



PROPOSED SITE PLAN



SCHEME CONTEXT

- Northern Entry
- Compact parking and cobbled entry court
- Central gardens and edible hedgerows
- Generous individual plots and common green
- The lot shape avoids an existing concrete form-yard, which is leased from ICoHo.
- A generous clearing allows for plentiful solar access to each of the four proposed units and gardens, while also respecting forest-clearing regulations.

SITE DETAILS

- Conservation Area - 47,250 sf (37% of site)
- Cleared Area - 60,460 sf
- Area of Disturbance - 38,430 sf

LEGEND

- BUILDING
- PATHWAY
- EX. 1" CONTOURS
- PROPOSED CONTOURS
- UTILITY SPACE
- COMMON GREEN
- SHARED GARDENS
- PRIVATE GARDENS
- PROPERTY LINE
- 50' SETBACK



PROPOSED SITE SECTION

